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KING STREET

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Barnard Castle, County Durham DL12 8FP



GSC GRAYS

PROPERTY • ESTATES • LAND

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# 28 KING STREET

Barnard Castle, County Durham DL12 8EP

28 King Street is a 2 bedroom, end terraced cottage with a shared rear courtyard, offering great potential in the highly sought after market town of Barnard Castle.

Available with no onward chain.

Bishop Auckland 15 miles, Darlington 16 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 15 miles. Please note all distances are approximate. Situated in the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. There are main line train stations at Darlington and Durham, with International Airports to be found at Newcastle and Leeds/Bradford. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.



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## Ground Floor

Upon entering the property the internal doorway leads into the spacious living room with a double glazed bay window, recess and stone effect fireplace. To the rear of the property is the kitchen with matching wall and base units, stainless steel sink, drying rack and space for white goods, external doors gives access to the covered alleyway.

## First Floor

A spacious main bedroom comprises dual aspect glazed windows and built-in cupboard. The landing leads to the second bedroom with window to side elevation, sloped ceiling and tiled bathroom comprising bath, wash hand basin, WC.

## External

To the rear of the property is a shared courtyard and adjoining covered alleyway.

## Tenure

The property is believed to be offered freehold with vacant possession on completion.

## Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded A.

## Particulars

Particulars written in July 2024.

Photographs taken in July 2024.

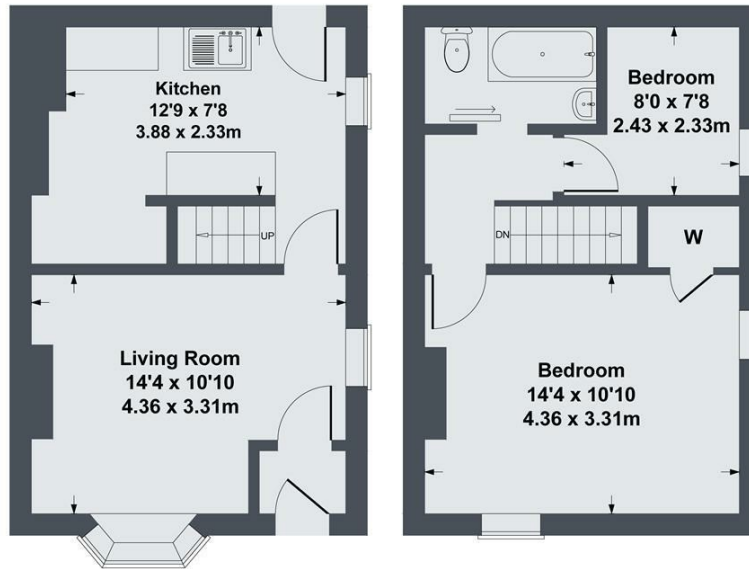
## Services and Other Information

Mains electricity, gas and drainage, and water are connected. Gas fired central heating.



# 28 King Street, Barnard Castle, DL12 8EP

Approximate Gross Internal Area  
635 sq ft - 59 sq m



**GROUND FLOOR**

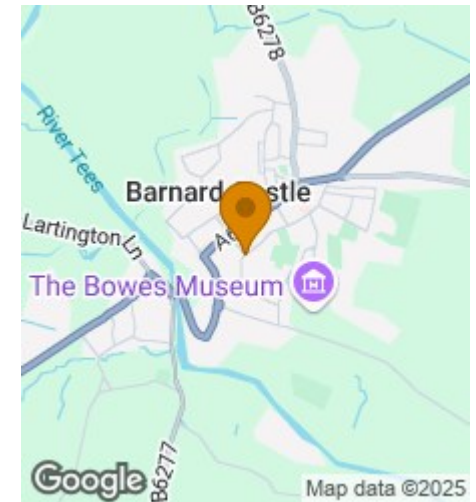
**FIRST FLOOR**

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## Disclaimer Notice

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1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.